

WC 16.04.090 Manufactured Homes, Manufactured Home Parks

Manufactured homes are recognized as viable forms of residential housing that are best served by the residents of such manufactured homes and the community if such type housing units are located in a planned manufactured home park. Manufactured home parks are permitted as a conditional use or special exception in the following districts subject to prior approval of plans and specifications by the Plan Commission: local business, general business, enclosed industrial, multi-family 2, planned business development-general, and special planned business development.

IC 36-7-4-1106 established a definition of a manufactured home to be a dwelling unit designed and built in a factory bearing a seal certifying that the unit was built in compliance with federal manufactured housing construction and safety standards and applies to such homes that were built after January 1, 1981. Manufactured homes which exceed 950 square feet may not be totally precluded by ordinance from being located in various areas zoned for housing. Manufactured homes, as identified in this section shall be permitted in any area zoned for single family or duplex homes; however, in any subdivision which is not specifically platted for manufactured homes the number of manufactured homes located in said subdivision shall not exceed 10 percent of the total number of platted lots.

1. Manufactured Home Parks -

a) General Requirements -

- Site - Minimum of 5 acres with the location not subject to excessive noise, smoke, odor or other elements which would be offensive to the inhabitants of the park
- Lot Size - Each manufactured home lot shall contain a minimum of 4,000 square feet with a minimum frontage of 40 feet on internal streets.
- Pads or Slabs - An adequate concrete slab or pad shall be provided for the parking of all manufactured homes. Such slab should provide anchoring devices for the protection of the manufactured home due to excessive wind
- Setback - Front Yard - 30 feet
- Spacing - A minimum of 20 feet between manufactured homes or other buildings
- Sewage - Public sewers or other approved sanitary system shall be required
- Soil Coverage - All areas of the manufactured home park must be covered with a hard surface such as concrete, blacktop, or stone, and attractive grasses and other vegetable matter

- Screening - Suitable screening or fencing must enclose the entire manufactured home park. Such screening must be attractive to the area and be able to be easily maintained
 - Recreational Facilities - Appropriate recreational facilities shall be provided in all manufactured home parks which are designed to accommodate 25 or more living units.
 - Lighting - The manufactured home park shall be appropriately lighted to protect the health and safety of its residents. Such lighting shall not be considered a nuisance to residents, industry or business development
 - Entrance to Park - All entrances to manufactured home parks shall be constructed in an attractive manner. The name of the park shall be adequately designated. Entrance areas inside the park shall provide for internal street names and addresses and also provide adequate facilities for mail of the park's residence.
 - Service Building - An adequate service building shall be provided to contain office and maintenance space, laundry, canteen and other support services
 - Parking - Parking space for two vehicles shall be provided for each manufactured home location
- b) Permitted Uses - All manufactured homes located in manufactured home parks shall only be used for residential purposes.

2. Manufactured Homes -

- a) All manufactured homes must be located in an approved manufactured home park except for the following:
- An owner of a manufactured home which is located on any platted lot prior to September 1977 may be permitted to replace the existing manufactured home with another if the six following conditions are met: (1) only one manufactured home shall be permitted to be located on any platted lot; (2) the manufactured home will be placed upon a permanent foundation and be subject to real estate tax assessment; (3) the manufactured home will be serviced by a sanitary public sewer or an approved private sewer system; (4) the manufactured home will be used for a residence; (5) the manufactured home to be placed upon the lot exceeds 35 feet in length; and (6) the manufactured home meets the requirements of subsection 2. B.
 - Manufactured homes used as a temporary office or for other purposes on a construction site (special permit required for construction work).

- Manufactured homes normally used for camping or traveling on highways may be permitted to be located on the property of the owner but may not be occupied as a temporary or permanent residence.
- b) Manufactured homes not located in a manufactured home park shall be subject to the following requirements and limitations:
- Manufactured homes shall be required to meet the minimum square footage requirements provided for in any area zoned for single family and duplex homes
 - The homes shall meet all requirements applicable to single family or duplex homes and shall be subject to all necessary improvement, location, building and occupancy permits
 - Manufactured homes shall be of a size as required by the appropriate district, but in no case shall a manufactured home be of a size of less than 950 square feet of occupied space
 - The homes must be permanently attached to a solid foundation extending down below the frost line, a minimum of 30 inches, or on basement walls. The space between the floor joists of the home and the excavated area under floor grade shall be completely enclosed with a permanent, perimeter foundation, or basement walls, except for required openings.
 - The homes shall be covered with an exterior material of one or more of the following types:
 - ⇒ Horizontal aluminum or vinyl lap siding
 - ⇒ Cedar or wood siding
 - ⇒ Weather resistant grain pressboard
 - ⇒ Stucco, brick or stone
 - ⇒ Other approved materials
 Such materials shall overlap the top of the foundation.
 - The homes shall have a roof composed of a material customarily used on site-built residential dwellings, such as, fiberglass, shake, asphalt or tile, which shall be installed onto a surface appropriately pitched for the materials used.
- c) Placement With Permit - Manufactured homes not meeting the terms of this subsection shall be permitted within Westfield-Washington Township only after receiving a variance approved by the Westfield-Washington Board of Zoning Appeals or are located in an approved manufactured home park.